

## UDO Advisory Committee



### Town of Fort Mill UDO Advisory Committee Meeting

June 6, 2016  
The Spratt Building (215 Main Street)  
6:00 PM

### AGENDA

#### CALL TO ORDER

#### APPROVAL OF MINUTES

- UDO Advisory Committee Meeting: May 3, 2016 *[Pages 2-5]*

#### ITEMS FOR DISCUSSION / ACTION

- Discussion of Draft Town of Fort Mill Unified Development Ordinance (3<sup>rd</sup> Draft)
- Endorsement of Draft Town of Fort Mill Unified Development Ordinance

#### ADJOURN

NOTE: [Click here to view draft UDO documents.](#)

**MINUTES  
TOWN OF FORT MILL  
UDO ADVISORY COMMITTEE MEETING  
May 3, 2016  
The Spratt Building, 215 Main Street  
6:00 PM**

Present: James Traynor, Chris Wolfe, Jay McMullen, Tom Petty, Jim Thomas, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: Louis Roman, Ben Hudgins, Tom Adams, Hynek Lettang

Guests: Paul LeBlanc (LSL Planning), Scott Couchenour (Business Owner & Board of Zoning Appeals Member)

Chairman Traynor called the meeting to order at 6:30 pm.

Mr. Petty made a motion to approve the minutes from the January 6, 2016, meeting. Mr. Thomas seconded the motion. The motion was approved by a vote of 5-0

**ITEMS FOR INFORMATION / DISCUSSION**

**1. Discussion of Comments Received during the May 2 and May 3 stakeholder meetings:**

Mr. LeBlanc provided a summary of the comments received during the stakeholder meetings, including the following:

- **Sign Requirements**
  - Allow LED changeable message signs
  - Allow ground signs at each entry rather than one per street frontage
  - Reconsider size limits for monument signs (increase)
  - Review sign heights, size and number allowed
- **Building Materials**
  - Revisit prohibition of vinyl siding
  - Reconsider multiple building materials on a front building façade
  - Consider reducing minimum percentage requirements for building materials in order to avoid sameness
- **Downtown District**
  - Minimum hours of operation should be set for businesses on Main Street
  - Contractor businesses and offices should not be allowed at street level on Main Street
  - Main Street buildings should be maintained better
  - Prohibit use of Main Street spaces for storage uses, establish minimum hours open to customers

- **Traffic Mitigation**

- Require coordinated project review with SCDOT, when applicable
- Allow TIA waiver, if TIA not needed to identify necessary improvements
- Define permissible exemptions from TIA
- Include review of bike/ped/transit facilities, as well as vehicles
- Provide a “traffic program” so the general public knows the town is moving forward
- Traffic is a nightmare

- **Utilities**

- Require fire hydrants on main ROW for residential and commercial projects (e.g., Hensley & Kimbrell Roads)
- Utility plans should be required as part of subdivision submittal
- Allow waiver of curb & gutter so other options (swales, etc.) can be used
- Allow wireless facilities to be upgraded or replaced without meeting new dimensional and fall zone requirements
- Permit antennas to be located on building, light poles and similar structures
- Consider provisions for solar panels

- **Other Comments**

- Allow for flex space and uses for flex space
- Consider modifications to CMU district to accommodate Greenway
- Increase allowed density in CMU (somewhere between 15 and 21 units/acre)
- Recommendations should be made in staff report to PC and TC standards/codes?
- Stormwater ordinance must be enforced

2. **Discussion of Comments Received during the May 2 public input meeting:** Mr. LeBlanc provided a summary of the comments received during the public input meeting. Planning Director Cronin added that turn out at the meeting was light, but several useful comments were received, particularly in regards to permitted uses in the General Commercial District, and stormwater runoff requirements. Mr. Couchenour, a local business owner and member of the Fort Mill Board of Zoning Appeals, discussed concerns he had about limiting certain types of commercial uses in the new General Commercial district, which are currently allowed in the Highway Commercial District.

3. **Discussion of possible revisions to the draft Unified Development Ordinance:** The committee discussed and recommended the following changes to the draft UDO:

- **Residential Additions in Older Neighborhoods:** The committee recommended adding language that additions to existing buildings on corner lots may encroach into a dual front yard setback, provided the addition is no closer to the right-of-way than the existing building, and the total building area does not exceed the maximum lot coverage.

- **Traffic Impact Analysis Policy (TIA)**: The committee recommended that the town should adopt a policy for TIA's, but that the language need not be in the UDO. One example of a policy item would be that traffic counts should be completed while school is in session.
- **LED Signs**: The committee recommended that LED signs should be reinstated for public and institutional uses, including government offices, churches and schools.
- **Sign Size**: The committee determined that the sign limitations may be overly restrictive. The committee recommended that the permitted sign sizes should be increased from what is permitted in the current draft, but less than what is allowed under the current sign ordinance.
- **Prohibition of Vinyl Siding**: The committee recommended keeping the prohibition on vinyl siding as a primary building material. The committee also recommended including language that non-conforming buildings would be permitted to replace vinyl siding if they had it before the UDO went into effect.
- **Residential Building Materials**: The committee recommended changing the architectural requirements for single-family residences to allow homes to be up to 100% brick, stone, fiber cement, or stucco on the front façade.
- **Minimum Business Hours**: The committee recommended that language be included to require minimum business hours of operation in the Downtown Core district.
- **Fire Hydrants**: The committee recommended including language in the subdivision design standards to require the installation of fire hydrants along public rights-of-way.
- **Cell Towers**: The committee recommended including language to allow for the replacement of existing cell towers, as a conditional use.
- **Solar Panel Language**: The committee recommended including language related to the installation of solar panels.
- **GC Permitted Uses**: The committee recommended amending the list of permitted uses in the GC district to include provisions for flex spaces, contractor offices, and light distribution, under certain conditions.

Mr. Wolfe left the meeting at 9:00 pm.

- **Mixed Use Density**: The committee recommended increasing the allowable densities in Mixed Use districts, as well as adding minimum and maximum floor area ratios to determine the minimum and maximum amount of commercial square footage in mixed use projects.

- **Tree Preservation**: The committee recommended changing the tree preservation requirements to incorporate a matrix that places a greater preservation/replacement value on certain trees, similar to that used by the Town of Mount Pleasant, SC.

Planning Director Cronin stated that staff and the consultant will get together to make the requested revisions. A third draft will be distributed to the committee for review, and a final meeting will be scheduled for approximately two weeks thereafter.

There being no further business, the meeting was adjourned at 9:26 pm.

Respectfully submitted,

Joe Cronin  
Planning Director